



St MINVER LOWLANDS PARISH COUNCIL

MINUTES OF THE COUNCIL MEETING

HELD IN THE COUNCIL CHAMBER, ROCK METHODIST CHURCH

ON MONDAY, 3rd SEPTEMBER 2012 @ 7.30 pm

Present: Cllr. Mrs Mould (Chairman) Cllr. Mrs Gibson Cllr. Gisbourne (PC/CC)
 Cllr. Mrs Morgan Cllr. Strong Cllr. Taper
 Cllr. Mrs Webb Mrs Thompson (Clerk)

Minute	AGENDA ITEMS	Action
	<p><u>Chairman's Welcome and Public Forum</u> – the Chairman welcomed those present, with a particularly warm welcome to Mr Ted Rowe.</p> <p>Mr Rowe of the Community Land Trust (CLT) discussed with Members a possible third phase of the Dingles' Way development. He produced a draft plan, but indicated that nothing was decided. The access would be off Penmayne. The project would be professionally costed and then the CLT would take a view as to whether to proceed. The site has outline planning permission for eight self-build affordable houses and eight for social rent. There will be one parking space per property. Members expressed concerns regarding:</p> <ol style="list-style-type: none"> 1. <u>Parking</u> – it was felt one space per property is insufficient. 2. <u>Housing Allocation</u> – the lack of control with regards to ensuring that local St Minver people are prioritised. 3. <u>Flooding</u> – before further development, the flooding issues needs to be addressed. 4. <u>Access</u> – to Penmayne is difficult. <p>Mr Rowe said that the CLT would wish the eight self-build properties to be three-bedroomed. There was a general feeling that smaller properties for the elderly and young are required.</p> <p>Cllr. Mould explained that Highlands and Lowlands PC have commenced a Neighbourhood Development Plan, which will include housing needs. Cllr. Morgan said that it is desirable to tailor what is built in Penmayne to meet the needs of the parish. Cllr. Taper favoured a flexible approach, i.e. build a small unit, which could be extended later. Thus keep the initial cost down. This approach did not meet with universal approval. Mr Rowe undertook to discuss a possible flexible approach (with costings for two- and three-bedroomed properties) and additional parking with the architect.</p> <p>Mr Rowe explained that when a property on the existing Dingles Way development comes up for sale, it is priced at 34.5% of the open market value and then is offered for sale (to someone with an affordable housing need) at this price. The CLT has the first option to repurchase a property for resale.</p> <p>He offered to meet with Members again, when more information and more detailed plans are available.</p>	Mr Rowe
102/2012	<u>Apologies for Absence</u> – Cllrs. Gilbert (leave); Blewett (business commitment) and Rathbone (personal commitment).	

103/2012	<p><u>Members' Declarations:</u></p> <p>a. <i>Financial Interests Forms</i> –</p> <ul style="list-style-type: none"> • <u>Deadline</u> – Cllr. Gibson completed her form. The Clerk will provide the Register of Members' Interests for publication on the Council's website.. • <u>Registerable Pecuniary Interests</u> – it was noted that the interests of Members' spouse, civil partner, etc. can now be merged with Members. It was RESOLVED not to adopt this option. <p>b. <i>Pecuniary/Registerable Declarations of Interests</i> – none.</p> <p>c. <i>Non-Pecuniary/Disclosable Interests</i> – none</p> <p>d. <i>Declaration of Gifts</i> – Members must not accept any gift or hospitality with a value in excess of fifty pounds.</p>	Clerk
104/2012	<p><u>Minutes of Meetings:</u></p> <p>a. <i>Full Council Meeting</i> – 2nd July 2012, AGREED as a true record.</p> <p>b. <i>Planning Meeting</i> – 16th July 2012, AGREED as a true record.</p> <p>c. <i>Planning Meeting</i> – 20th August 2012, AGREED as a true record.</p>	
105/2012	<p><u>Outside Bodies/Reports</u> –</p> <p>a. <i>Police</i> – PC Taylor emailed his apologies and the crime figures for July 2012, which shows just four recorded crimes for the month: 2 x Burglary, 1 x Theft and 1 x Criminal damage. This compares well with last year's figures of 11 crimes for the same period. The figures for August 2012 were only 2 crimes for the month: 1 x Burglary, 1 x Theft. That compares well against the same time last year when 11 crimes were recorded.</p> <p>b. <i>Community Speed Watch</i> – Minute 91b/2012 refers. Cllr. Gilbert reported, through the Clerk, that a resident had shown an interest in participating in the scheme. Deferred to the October Meeting for further discussion. Members to 'sound out' other potential candidates to act as speed monitors.</p> <p>c. <i>County Council</i> – Cllr. Gisbourne said the Council had been in recess for August. He reported that the wind turbine planning applications are all currently on hold. Cllr. Mould complained that the Green Energy consultation document had been issued AFTER the deadline date.</p> <p>d. <i>St Minver Highlands Parish Council</i> – copies of the June, July and August Minutes were made available to the Meeting.</p> <p>e. <i>Padstow Harbour Commission</i> – a copy of the June and July Minutes were made available to the Meeting. The Commissioners appear to be in favour of closing the Rock Toilets. The Clerk to request a copy of the PHC accounts.</p> <p>f. <i>Community Network Meeting</i> – it was thought the meeting scheduled for 27th September 2012, 7pm, in the Egloshayle Pavilions, Wadebridge might have changed.</p> <p>g. <i>St Minver Parish Plan</i> – Members considered a report (previously circulated via email), from Mr David Short, who had requested that it be posted on the Council's website. He had provided a copy to the <i>St Minver Link</i>. Cllr. Taper had raised concerns about the wording of the report. It was AGREED not to place on the website in its current form.</p>	<p>All Members</p> <p>Clerk</p> <p>Cllrs. Webb / Mould</p>
106/2012	<p><u>Planning Applications</u> –</p> <p>a. <i>PA12/06349, Rosemary, Worthy Hill, Trebetherick</i> – construction of a detached house to replace existing dwelling (to include demolition of "Rosemary". (Minute PL46h/2012 refers.)</p> <p>Mr Lyndon Westlake, CC Planning Officer, reports the height of the proposed dwelling house is approximately 7.5 m. With regard to the</p>	

	<p>distance of the proposed dwelling to the boundaries of the site this is shown on the proposed site plan (Drawing No. 7) at a scale of 1:100. The ridge height on the existing dwelling is 5m. It was RESOLVED to object on the grounds that the proposed development is too domineering and there is a detrimental, overlooking impact on Riverdale.</p> <p>The Clerk to request that in future the difference in ridge height is clearly shown on the plans.</p> <p>b. <i>PA12/07732, 6 Dingles Way, Penmayne, Rock</i> – extension to living space and provision of new utility area. NO OBJECTION.</p>	Clerk
107/2012	<p><u>Other Planning Matters</u> –</p> <p>a. <i>Neighbourhood / Local Development Plan</i> – Minute 93a/2012 refers. Cllr. Mould reported that the first of the public consultation events, this one aimed at local businesses, has been scheduled for Wednesday, 19th September 2012, 6pm in the Rock Institute. Members took the invitations to deliver them to the businesses. The next Meeting of the Working Party will be on Wednesday, 12th September 2012. Cllr. Mould gave her apologies.</p> <p>b. <i>PA12/05208, Pinewood Development, Polzeath</i> – Minute PL47a/2012 refers. Mr Tim Foster, Highways had reported that it appears the crash barrier was erected without planning permission and without the knowledge of Highways. CC's Planning Officers are pursuing the developers with a view to obtaining a valid application and payment of the fee. However, she had been unable to illicit a response from CC's Planning Team Leader, Mr Mark Andrews, to confirm this. It was RESOLVED to make a formal complaint, regarding Mr Andrews' discourtesy in failing to respond to repeated emails on this subject.</p> <p>c. <i>Planning Protocol</i> – consultation. Deadline for comments is now 28th September 2012 report (previously circulated via email).</p> <p>d. <i>Dingle's Way Development</i> – the Clerk to thank Mr Rowe for attending and to outline the discussion points. It was explained that for the school to expand the number of classrooms, it would be necessary for the number of pupils to increase substantially.</p> <p>e. <i>Tredrizzick Development</i> – Members from Highlands and Lowlands Parish Councils had met with Ms Angela Warrick, representing Sanctuary Housing. Concerns were raised about the suitability of the site and Ms Warrick indicated that, without Parish Council support, the developers would 'walk away'. She was asked to put this in writing. Members were told that CC's Homechoice Register list Highlands as having 37 people in housing need and Lowlands with 56. Cllr. Gisbourne said it was probable that this included a number of 'silver and bronze' applicants.</p> <p>f. <i>PA12/04612, Shores House, Trelyn, Rock</i> – Members considered two letters from residents regarding proposed works to these trees. Members had made no objection to the planning application, provided the Tree Officer had no objection. The Clerk reported that on 2nd September 2012, CC's website states 'pending consideration'. Cllr. Mould said that the Tree Officer's report on the website indicates that he has not objected per se, but wants a different approach to that proposed. It was AGREED to contact the Tree Officer and to advise the residents accordingly.</p>	<p>Clerk</p> <p>Clerk</p> <p>Clerk</p>
108/2012	<p><u>Highways Matters</u> –</p> <p>a. <i>Traffic Enforcement</i> – Minute 94a/2012 refers. Members considered the response from Mr Graham Holland, CC (previously circulated via email).</p> <p>He reminded Members that at the time when CC took over parking enforcement from the Police, they devised a number of beats for Civil Enforcement Officers (CEO) to patrol, these where mainly in towns and on spinal roads where traffic parking could cause congestion. These are CC's priority routes along with visiting car parks to ensure the Council receives the maximum income from those using the facility.</p>	

	<p>This leaves the many miles of other roads which CC patrols when time and staff numbers permit, to enforce the parking restrictions in the Traffic Regulation Orders. Rock Road is one of these roads and CEOs do visit when they can, however, staff numbers did not allow this over the Jubilee Bank Holiday weekend.</p> <p>CC produced and circulated a document in February 2011 "Civil Parking Enforcement: Town and Parish Council Partnership Working with Cornwall Council – Options" and this set out how Members are able to buy additional Civil Enforcement Officer time. The Clerk has a copy and it can be viewed on: www.cornwall.gov.uk/default.aspx?page=7877</p> <p>CEOs have visited Rock Road since the Bank Holiday and Mr Holland confirms a total of seven Penalty Charge Notices have been issued this year up to 7th July.</p> <p>b. <i>Polzeath Traffic Flow</i> – Members considered a suggestion from Highlands to seek the provision of double yellow lines, in the vicinity of Oystercatcher and Pinewood. It was thought that there had been double yellow lines, which had been obliterated by the recent development work. The Clerk to contact Highways and inform Highlands of the action taken.</p> <p>c. <i>Trewint Lane</i> – Members considered a suggestion from a resident for better warning signs and a speed warning device (similar to the one installed near the Trebetherick Stores). The Clerk to contact Highways and request that they consider this proposal.</p> <p>d. <i>Traffic Management</i> – CC is reviewing its policy for the support of traffic management at community and other events (previously circulated via email). Consultation deadline is 31st October.</p> <p>e. <i>Street Lighting Trial for Rock</i> – CC has introduced an initiative in nine trial areas, to reduce street lighting. St Minver is not amongst them. It was thought this should be included on the NDP questionnaire.</p>	<p>Clerk</p> <p>Clerk</p> <p>NDP Meeting</p>
109/2012	<p><u>Environmental Matters</u> –</p> <p>a. <i>PROW 16: Trefressa to bottom of Trelyn</i> – Minute PL43b/2012 refers. CC's Case Officer, Ms Sophie Hunkin, advises Mr Dave Wood has been asked to look at the poor state of the surface.</p> <p>b. <i>PROW to Jesus Well</i> – Minute PL43b/2012 refers. Mr Tuck Cleggett advised that his team will cut the footpath and install new signs directing walkers to Jesus Well.</p> <p>c. <i>Public Rights of Way</i> – the email address for any issues relating to the countryside or PROWs has been changed. New contact is countryside@cormacltd.co.uk.</p>	
110/2012	<p><u>Trewint Playing Fields</u> –</p> <p>a. <i>Young Children's Play Area</i> – Minute 96a/2012 refers. The fortnightly H&S inspection reports for June, July and August were checked and no adverse issues found.</p> <p>b. <i>Older Children's Play Area / Community Building</i> – Minute 96b/2012 refers. Cllr. Mould reported that a meeting of the working party will be held shortly. The Football Club is to undertake some work to clear the overgrown site.</p>	
111/2012	<p><u>Financial Matters</u> –</p> <p>a. <i>Accounts for Payment</i> – schedule No.2012-13-05, totalling £6,051.21 were APPROVED for payment.</p> <p>b. <i>Budget Monitor</i> – circulated at the meeting. No issues were raised.</p> <p>c. <i>Bank Signatories</i> – Minute 97b/2012 refers. In order to add Cllr. Webb as an additional signature on the Council's bank accounts it is necessary for existing signators to complete the Appointment of Bankers form. The Clerk to liaise with Cllr. Rathbone, to obtain his signature.</p>	<p>Clerk</p>

	<p>d. <i>Community Building Account</i> – Minute 97c/2012 refers. The Clerk reported that she had requested the relevant paperwork to enable a separate account to be opened to manage this project on three occasions – without success. Cllr. Mould will obtain the papers when next in Wadebridge.</p> <p>e. <i>Audit Commission</i> – the accounts for 2011/12 have been certified by the Audit Commission and signed off.</p> <p>f. <i>Grant Claims</i> – the Chairman and Clerk duly signed the form to claim the Footpath Grant from CC.</p> <p>g. <i>Insurance Requirements</i> – Came & Co. (PC's insurance brokers) had offered to meet with the Parish Council to 'discuss ongoing insurance requirements and to review the following specifically:</p> <ul style="list-style-type: none"> • Asset Registers • Benefits of Our Current Insurance Cover • Answer any queries Members may have regarding the Council's insurance responsibilities (including event management). <p>It was RESOLVED not to arrange such a meeting. The Clerk to write to the brokers before the next Fete and to provide Cllr. Strong with the policy.</p>	<p>Cllr. Mould</p> <p>Clerk</p> <p>Clerk</p>
112/2012	<p><u>Administration</u> –</p> <p>a. <i>PAT Testing</i> – the Clerk reported that advice had been received from the H&S Executive that there is no need to PAT test electrical equipment annually. It was RESOLVED that appliances will be given an in-house inspection annually and PAT tested every five years.</p>	
113/2012	<p><u>Documentation</u> –</p> <p>a. <i>Clerks & Councils Direct</i> – July 2012. Taken by Cllr. Mould.</p> <p>b. <i>AONB Newsletter</i> – July 2012. Previously circulated via email.</p> <p>c. <i>The Clerk Magazine</i> – July 2012. Taken by Cllr. Mould.</p> <p>d. <i>Natural England</i> – planning and licensing advice services to be launched by Natural England. http://www.naturalengland.org.uk/about_us/news/2012/190712a.aspx.</p> <p>e. <i>Review of Polling Districts and Places</i> – the draft review makes no changes to the polling places serving St Minver Lowlands.</p> <p>f. <i>Department of Climate and Energy Change</i> – Secretary of State Edward Davey launches a new collective switching scheme to negotiate cheaper energy. http://www.decc.gov.uk/en/content/cms/news/sos_cornwallto/sos_cornwallto.aspx. See also 113i/2012 below.</p> <p>g. <i>Road Gritting</i> – HMRC are seeking views on whether tractors should be allowed to use red diesel when gritting road. http://hmrc.presscentre.com/Press-Releases/Gritting-in-rural-areas-your-views-sought-67cfd.aspx.</p> <p>h. <i>Parish Council Payments</i> – CLG are seeking views on proposals to remove the statutory rule requiring cheques and other orders for the payment of money by Parish Councils to be signed by two Councillors. http://www.communities.gov.uk/publications/localgovernment/parishcouncilpayments</p> <p>i. <i>Cornwall Together</i> – countywide group that aims to negotiate cheaper fuel prices with energy providers. To register to: www.cornwalltogether.com.</p> <p>j. <i>Draft Sustainable Energy Plan (SEAP)</i> – consultation document (copy previously circulated via email). Deadline extended to 14th September.</p> <p>k. <i>Discretionary Business Rates</i> – consultation document. NOTE – details previously emailed to the hall representatives (via Cllr. Mould).</p> <p>l. <i>ReZolve Training Schemes for Young People</i> – supported work placements now open to younger members of the local community. For further details contact Kerrina on 01208 265934, email training@rezolve.org.uk.</p>	<p>Information</p>

	<p>m. <i>Sport Makers</i> – volunteers are sought to ‘organise and lead community sporting activities’. For more information visit: www.sportmakers.co.uk.</p> <p>n. <i>CC Website</i> – Members are invited to participate in ‘consumer testing’ CC’s website. Details emailed previously.</p> <p>o. <i>New Boundary Signs</i> – the Dept. for Culture, Media and Sport is to introduce new boundary signs that will showcase the regions best features. Cornwall is one of the six counties chosen to spearhead the £2M pilot scheme. http://www.culture.gov.uk/news/media_releases/9204.aspx</p> <p>p. <i>Draft Local Audit Bill</i> – this draft bill has been published for consultation and pre-legislative scrutiny. http://www.communities.gov.uk/publications/localgovernment/draftlocalauditbill.</p> <p>q. <i>Listed Building Consents</i> – this consultation is seeking views on the options for changing the system of listed building consents. http://www.culture.gov.uk/images/consultations/Condoc_improving_listed_buildings_consent.pdf</p> <p>r. <i>Section 106 Obligations</i> – views are sought on a proposal to allow reconsideration of Section 106 planning obligations. http://www.communities.gov.uk/publications/planningandbuilding/renegotiationobligations</p> <p>s. <i>Devolution and Asset Transfer from CC</i> – consultation on the proposed procedure. Deadline 1st October 2012.</p> <p>t. <i>Localism Newsletter</i> – July 2012.</p>	
114/2012	<p><u>Diary Dates</u> –</p> <p>a. <i>Full Council Meeting</i> – 1st October 2012.</p> <p>b. <i>Planning Meeting</i> – 17th September 2012. Apologies from</p> <p>c. <i>Cornwall Community Flood Forum’s 1st Conference</i> – Friday, 21st September, St Austell One Stop Shop, 10am – 3.30pm. Booking essential.</p> <p>d. <i>Cornwall Conversation Meetings</i> – opportunity to meet with the Leader and Members of CC’s Cabinet. The Clerk to ask if more events could be organised in North Cornwall or to attend the Network Meetings.</p> <p>e. <i>Licensing Training Seminars</i> – all the venues are too far away. The Clerk to ask if more events could be organised in North Cornwall.</p> <p>f. <i>Sharp’s Brewery, Pityme</i> – Members are invited to visit the site on 21st September 2012. The time is 6pm. Cllrs. Blewett, Gibson and Gilbert to attend. The Clerk to advise the Brewery.</p> <p>g. <i>Clean Cornwall Week</i> – 15th to 23rd September 2012. To register your event date, contact Stef Tiplady on info@cleancornwall.org or 07530-262428.</p>	<p>Clerk</p> <p>Clerk</p> <p>Clerk</p>
115/2012	<p><u>Information Only/Future Agenda Items</u> –</p> <p>a. <i>Notice Boards</i> – Members to consider at the October Meeting:</p> <ul style="list-style-type: none"> • <u>Rock</u> – Cllr. Mould to seek the permission of the Spar Shop to place a larger notice board on the site and to obtain price quotations. • <u>Polzeath</u> – the Clerk to request that Highlands share the cost of a new board. Cllr. Strong will measure the existing board. <p>b. <i>Polzeath Beach Cleaning</i> – Cllr. Morgan reported the beach cleaning had been well run this year. The Clerk to pass on Members’ compliments.</p> <p>c. <i>August Planning Meeting</i> – Cllr. Morgan pointed out her absence was due to her hospitalisation.</p>	<p>Cllr. Mould</p> <p>Clerk / Cllr. Strong</p> <p>Clerk</p>

Signature: (Cllr. Mrs Carol Mould)
Chairman

Date: 1st October 2012